

## 10-8-4: HOME OCCUPATIONS:

A. Purpose And Intent: The purpose of these regulations is to permit home occupations which are not intensive nor intrusive and which will not change the character of residential areas.

1. Permit: A home occupation shall not be established unless a business license is obtained.

2. Performance Standards: All home occupations must comply with the following performance standards:

a. The use of the dwelling unit from a home occupation shall be clearly incidental and subordinate to its use for residential purposes. Any activity which results from a home occupation shall be conducted within the enclosed portion of the principal building.

b. No person, other than members of the immediate family residing on the premises, shall be engaged in the activities of the home occupation.

c. There shall be no exterior displays, no exterior storage of equipment, including unlicensed equipment and materials, and no exterior indication of the home occupation which may change the outside appearance of the principal residential character of the building.

d. No advertising for the home occupation on the premises is allowed, except in a mixed use development in a town, resort or village center and when a comprehensive sign plan has been approved which allows such signs. No advertisement of the address of the property to attract customers, clients or the public to the premises is allowed. Window areas must not be used as display areas to offer merchandise for sale.

e. Retail sales or rentals conducted on the premises in connection with a home occupations are prohibited.

f. Home occupations shall not require internal or external structural alterations of the principal residence or the installation of equipment or machinery not customary in a residential area.

g. No "open storage", as defined in [appendix A](#) of this title, shall be permitted in connection with a home occupation beyond the storage requirement permitted for a residential use.

h. No pedestrian, vehicular or delivery traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential area. No additional parking beyond that authorized pursuant to section [10-4-9](#) of this title shall be permitted.

i. No home occupation requiring any equipment or processing which creates noise, vibration, glare, fumes, smoke and dust which disturbs neighbors and alters the residential character of the premises shall be permitted.

j. No electric devices may be used in any home occupation which may cause electrical interference or create visual and audible interference in any radio or TV receivers causing fluctuations in the line voltage off the premises.

k. Delivery trucks shall not operate out of a residential area.

l. Offices for certain occupations, professions and business activities may be permitted as home occupations; provided, however, they shall adhere to the general provisions of this title and shall not violate any performance standard prescribed herein.

B. Prohibited Home Occupations: Prohibited home occupations include, but are no limited to, the following occupations, professions and business activities and those of a similar nature:

1. Clinics, hospitals;
2. Animals/veterinary clinics;
3. Restaurants;
4. Auto, truck, recreation vehicle repair services;
5. Child daycare;
6. Construction activities;
7. Ambulance services;
8. Taxi services; and
9. Auto/car sales, part sales.

C. Revocation:

1. A business license authorizing a home occupation is subject to revocation upon thirty (30) days' written notification from the county if it is determined that the continued use of the home occupation is contrary to public health, safety and welfare, or violates the provisions of the performance standards in this section. The notice shall be sent via certified mail to the owner's address as written on the application for the home occupation permit.

2. A petition signed by fifty one percent (51%) of the property owners residing within three hundred feet (300') of the home occupation may be submitted stating the alleged violation of one or more specified performance standards in this section and initiating a public hearing by the BCC to consider revoking the business license. (Ord. 323, 3-9-1998)